



-PARTIALLY UNDERUTILIZED- LANTERMAN DEVELOPMENTAL CENTER

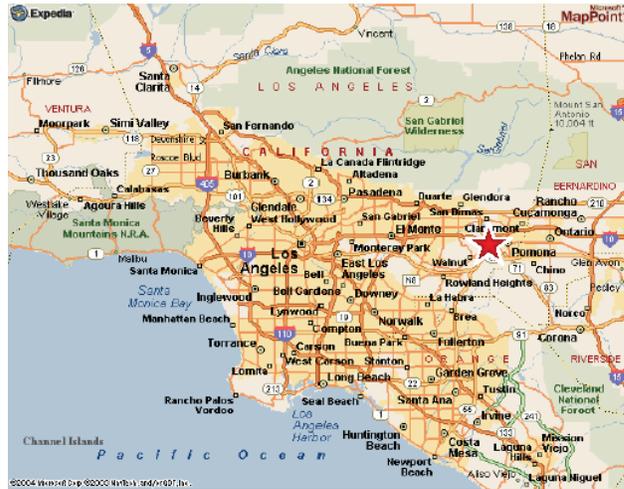
RP #: 791

Address: Lanterman Developmental Center
3530 W. Pomona Blvd.
Pomona, CA 91769
Los Angeles County

Agency: Developmental Services (DDS)

Underused Parcel: 41–90 acres

Total Parcel Size: 302.15 acres



This facility provides general acute care, nursing care, and intermediate care for the developmentally disabled. At its peak in 1962, the facility had a population of 3,058 patients. By May of 2004 the population had declined to 589 patients.

41 acres of the property was declared surplus by the legislature in 1996. A master plan for upgrading DDS facilities was completed in 1998 but sale of the property is on hold pending DDS policy decisions regarding future facilities plans.

The piece of the property declared surplus is landlocked, but it may be possible to relocate a park and ride lot on the property to create access to the surplus acreage.

In addition to the property already declared surplus, there appears to be an additional 50

acres on the site that are not used which may be surplus and could be sold without negatively impacting the continuing operation of the facility.

As a larger parcel, this is one of very few sites potentially available in eastern Los Angeles County. Depending on local community support and neighboring development, highest and best use could be mixed use with high density residential and retail commercial or light industrial development. The site is surrounded by several freeways and has the potential for a rail spur, also making it attractive for industrial development.

ESTIMATED VALUE

UNENTITLED PROPERTY	ENTITLED PROPERTY
Price Per Square Foot: \$6.50–\$8.00	Price Per Square Foot: \$10–\$12
Price Per Acre: \$285,000–\$350,000	Price Per Acre: \$435,000–\$525,000
Total Value: \$12,000,000–\$31,000,000	Total Value: \$18,000,000–\$47,000,000